

PLANNING BOARD MEETING SUMMARY
AUGUST 14, 2017

A. SITE PLAN REVIEW

1. JOB# 17-26A; West Rock Shared Services
Location: w/s/o West Industry Court approx 759.15' n/o Grand Bl.
Proposes: Replace existing rooftop equipment with "cyclone" on the north side of the roof of an existing building
Zone: GA Industry (light)
SEQRA: Type II Action

Record Extended to 9/11/17. Open items: pending Engineering. ZBA hearing on 9/7/17.

B. WORK SESSION/SITE PLAN REVIEW

1. JOB# 16-41A; 441 Eastern Parkway, LLC
Location: On the northwest Corner of Eastern Parkway and Vogel Way, East Farmingdale
Proposes: A vehicle storage and servicing facility for Silverstar/Mercedes Benz
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review- Recommendation Pending

Record Closed

C. WORK SESSION/SUBDIVISION

1. JOB # 15-25B; EUGENIUSZ ROGOZA
Location: s/s of East Lido Promenade, 175' w/o Inlet Dr., Lindenhurst
Proposes: To subdivide three (3) parcels zoned Residence C and total 12,500sf into two (2), parcel 1 as 6,700sf and parcel 2 as 5,800sf. The existing one-story residential dwelling with a two-story garage conversion is to remain on parcel 1 (a detached garage is proposed to be removed) and the applicant proposes to construct a 35'x40' two story residential dwelling with an attached garage.
Zone: C Residence
SEQRA: Unlisted Action-Uncoordinated Review

Record Closed

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D. RESOLUTION/NEGATIVE DECLARATION

1. JOB# 16-41A; 441 Eastern Parkway, LLC
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Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review- Recommendation Pending

Approved

2. JOB # 15-25B; EUGENIUSZ ROGOZA
Location: s/s of East Lido Promenade, 175' w/o Inlet Dr., Lindenhurst
Proposes: To subdivide three (3) parcels zoned Residence C and total 12,500sf into two (2), parcel 1 as 6,700sf and parcel 2 as 5,800sf. The existing one-story residential dwelling with a two-story garage conversion is to remain on parcel 1 (a detached garage is proposed to be removed) and the applicant proposes to construct a 35'x40' two story residential dwelling with an attached garage.
Zone: C Residence
SEQRA: Unlisted Action-Uncoordinated Review

Approved

E. RESOLUTION/SITE PLAN REVIEW

1. JOB# 16-41A; 441 Eastern Parkway, LLC
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Proposes: A vehicle storage and servicing facility for Silverstar/Mercedes Benz
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review- Recommendation Pending

Approved as amended. Check wording on C&R 8f. (Matt) use full tax map number.

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F. RESOLUTION/SUBDIVISION

1. JOB # 15-25B; EUGENIUSZ ROGOZA
Location: s/s of East Lido Promenade, 175' w/o Inlet Dr., Lindenhurst
Proposes: To subdivide three (3) parcels zoned Residence C and total 12,500sf into two (2), parcel 1 as 6,700sf and parcel 2 as 5,800sf. The existing one-story residential dwelling with a two-story garage conversion is to remain on parcel 1 (a detached garage is proposed to be removed) and the applicant proposes to construct a 35'x40' two story residential dwelling with an attached garage.
Zone: C Residence
SEQRA: Unlisted Action-Uncoordinated Review

Approved

G. ARCHITECTURAL REVIEWS

1. APPLICATION# 121658; SATHEES NADARAJAH
EXPANSION OF AN EXISTING HOUSE
SCTM# 0100-69-01-027

Approved

2. APPLICATION# 122290; BOB KIRSCHBERG
RAISING OF AN EXISTING HOUSE
SCTM# 0100-228-01-027

Approved

H. COMMUNICATIONS

1. Letter dated July 28, 2017 to Lev Brickman, Chairperson, Town of Babylon Planning Board from Richard A. Rosenbusch, regarding PB Job # 16-20B; Richard Rosenbusch requesting an extension of time.
2. Memo dated July 31, 2017 to Lev Brickman, Chairperson, Planning Board from Thomas Young, Commissioner, regarding PB Job # 16-20B; Richard Rosenbusch stating no objection to granting the first extension of time.

Approved. Gerry O'Neill abstained

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ACCEPTANCE OF MINUTES

July 31, 2017

Approved

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RESERVED CALENDAR

August 13, 2012

1. JOB #11-33ACE; RANDY LAGONTERIE – ALBANY AVE. APARTMENTS
Location: w/s/o Albany Ave., 314.78' s/o Schlegel Blvd., N. Amityville
Proposes: to subdivide & rezone Parcel 1 to SCMR for 85 senior rentals
Zone: Residence B to SCMR
SEQRA Status: Unlisted Action – Coordinated Review
Record Extended to 8/28/17

August 10, 2015

1. JOB #09-12A; GLASFORD HALL
Location: e/s/o Straight Path, 560' s/o Irving Av., Wyandanch
Proposes: to legalize existing buildings and additions, to legalize outdoor sales and display of motor vehicles along with associated site improvements
Zone: Business E
SEQRA Status: Type II Action
Record Extended to 8/14/17

Record Extended to 9/18/17.

August 8, 2016 (April 24, 2017)

1. JOB #14-44ABE; ENGEL BURMAN AT DEER PARK, LLC.
Location: e/s/o Washington Av, 100' n/o Sammis Av, Deer Park
Proposes: to subdivide a Residence B parcel into two (2); rezone parcel one to SCMR to construct 200 units, and to construct a community facility on parcel two which shall remain as Residence B
Zone: Parcel #1 to be rezoned to SCMR, Parcel #2 to remain B Residence
SEQRA Status: Type I Action
2nd Public Hearing 4/24/17
PB Recommendation to TB 05/15/17
Record Extended to 8/14/17

Record Extended to 9/18/17

PLANNING BOARD MEETING SUMMARY
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December 12, 2016

1. JOB #16-10ADIN; BOLLA OPERATING L.I. CORP.
Location: s/w/c/o Sunrise Hwy & 35th St, Copiague
Proposes: to construct a 4,125sf Bolla market and gasoline station that has a 4,128sf canopy over 8 islands with 16 gasoline fueling positions, a 984sf canopy over 2 islands with 3 diesel fueling positions, a 3,948sf car wash and to request relief of previously imposed covenants and restrictions
Zone: G Industry
SEQRA Status: Unlisted Action – Uncoordinated Review
Record Extended to 8/28/17

December 19, 2016

1. JOB #15-42A; FERAYDOUN KHALILI
Location: n/w/c/o Deer Park Av & Brookside Av, N.B.
Proposes: to legalize an existing one-story 3,103.26sf masonry building and its uses of a 1,195.40sf bagel store, a 918.56sf office, a 284.34sf computer store, a one-bedroom apartment and a 1,207.54sf basement with two internal stairs and one outside entrance
Zone: Ea Business
SEQRA Status: Type II Action
Record Extended to 8/14/17

Record Extended to 10/2/17

May 1, 2017

1. JOB#17-04ADE; Gustave J. Wade, Carol E. Wade, Gustave J. Wade Family 2012 Irrevocable Trust and Colonial Springs Farms, LLC
Location: n/e/c/o Colonial Springs Rd & N 28th St. W.H.
Proposes: Change of zone from A residence to Multiple Residence to construct 264 (228 one-bedroom, 36 two-bedroom) rental units, a 6,475sf community building, a 228sf pump station, two (2) 750sf entrance booths, an outdoor recreation area with a 25'x45' pool along with associated site improvements, to amend previously imposed covenants and restrictions
Zone: A Residence to MR
SEQRA Status: Type I Action-coordinated review
PB Recommendation to TB on 5/8/17
Record Extended to 8/28/17

PLANNING BOARD MEETING SUMMARY
AUGUST 14, 2017

May 8, 2017

1. JOB # 16-24AEF; UE 713-715 Sunrise, LLC
Location: n/s of Sunrise Hwy., approximately 1500' e/o Belmont Ave, West Babylon
Proposes: To rezone a split-zone parcel to EB Business and construct a 10,849sf 4-tenant retail and restaurant building with drive through.
Zone: Eb Business/C Residence to Eb Business
SEQRA Status: Unlisted Action-Uncoordinated Review
PB Recommendation to TB on 6/26/17
Record Extended to 8/14/17

Record Extended to 9/18/17

2. JOB#16-36AE; Bunt Development Corp.
Location: w/s of Albany Av., 154.62' n/o Steele Pl., North Amityville
Proposes: To rezone seven (7) B Residence parcels to Multiple Residence to construct 13 buildings for 98 one-bedroom rental apartments, a caretakers building with a one-bedroom unit, an office and storage along with associated site improvements
Zone: B Residence to Multiple Residence
SEQRA: Type I Action-Coordinated Review
Planning Board Recommended a Change of zone 6/5/17
Record Extended to 8/28/17

June 5, 2017

1. JOB # 16-31B; 7/11 FARMERS REALTY CORP
Location: s/s of Farmers Ave., 185.49' w/o N. Indiana Av., Lindenhurst
Proposes: To subdivide a parcel zoned B Residence that is 21,057.13sf into two (2); lot one 10,451.04sf lot two 10,606.09sf, maintain an existing 2-story residential dwelling on lot 1, and to construct a 2-story colonial with garage and front porch on lot 2.
Zone: B Residence
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 8/14/17

Close Record. Bring back for work session/resolution.

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2. JOB # 16-27A; RUSH DEVELOPMENT, LLC
Location: s/w corner of Marconi Bl. & Great Neck Rd., Copiague
Proposes: To demolish an existing commercial building to construct a three story mixed use building. The ground floor is 7,704sf and is proposed as retail, the 2nd floor is 7,755sf with three (3) two-bedroom apartments and four (4) one-bedroom apartments and the third floor is 7,755sf with five (5) two-bedroom apartments for a total of twelve (12) units, eight (8) two-bedroom and four (4) one-bedroom. The parcel is 15,515.46sf (.36 acre) with a proposed GFA of 23,214sf, 49.65% lot coverage, and will be developed as per Town Code Chapter 213, article XLIII, Downtown Copiague (DC)
Zone: Downtown Copiague
SEQRA: Unlisted Action-Coordinated Review
Planning Board Recommended Approval of Zoning Incentives 6/12/17
Record Extended to 8/14/17

Record Extended to 8/21/17. If ready by next week close record and bring back for work session/resolution.

June 12, 2017

1. JOB # 16-47A; PIPING ROCK HEALTH PRODUCTS, LLC
Location: s/s/o Executive Bl., 653' w/o of Broadhollow Rd., Farmingdale
Proposes: To maintain 52,381gfa of an existing industrial building, to construct a 25,322sf 1st floor addition, a 15,297sf 2nd floor addition for a total 93,000gfa and to construct three (3) 14'x70' loading bays
Zone: G Industry
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 8/14/17

Record Extended to 9/18/17

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June 26, 2017

1. JOB # 17-12AD; VIP AUTO GROUP (SHOWROOM)
Location: s/e/c of Richmond Av. & Sunrise Hwy., Lindenhurst
Proposes: To construct a 1,183sf addition to two buildings, one 3,317sf and one 4,068sf, for a total FP of 8,568sf, and to provide parking and outdoor vehicle storage.
Zone: G Industry & G Industry/Eb Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 9/18/17

2. JOB # 17-13A; VIP AUTO GROUP (SERVICE CENTER)
Location: s/s/of Sunrise Hwy., 213.29' e/o N. Jefferson Av., Lindenhurst
Proposes: To construct a 10,907sf addition to two (2) existing buildings; one 3,956sf & one 5,136sf, for a Subaru automobile service center
Zone: Eb Business
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 9/18/17

3. JOB # 17-16A; DAVID NUNEZ
Location: n/s of Oak Street, and east of Pine Street, Copiague
Proposes: To demolish an existing 808sf 1-story vinyl house with office use and construct a new 1,016sf 2-story frame building with office use.
Zone: DC Zoning District
SEQRA: Type II Action
Record Extended to 9/18/17

July 10, 2017

1. JOB # 15-25B; EUGENIUSZ ROGOZA
Location: s/s of East Lido Promenade, 175' w/o Inlet Dr., Lindenhurst
Proposes: To subdivide three (3) parcels zoned Residence C and total 12,500sf into two (2), parcel 1 as 6,700sf and parcel 2 as 5,800sf. The existing one-story residential dwelling with a two-story garage conversion is to remain on parcel 1 (a detached garage is proposed to be removed) and the applicant proposes to construct a 35'x40' two story residential dwelling with an attached garage.
Zone: C Residence
SEQRA: Unlisted Action-Uncoordinated Review
Record Extended to 8/14/17

Record Closed.

PLANNING BOARD MEETING SUMMARY
AUGUST 14, 2017

July 24, 2017

1. JOB #16-42B; NEW BUILDERS, LLC
Location: w/s of Great Neck Rd., 83.57' south of Bayside Av., Copiague
Proposes: To subdivide three parcels zoned C Residence that total 18,802sf into three (3); lot #64.001 is 6,005sf, lot #64.002 is 6,010sf and lot 64.003 is 6,787sf; to construct three (3) 2-story single family colonial dwellings with garages
Zone: C Residence
SEQRA: Unlisted Action, Uncoordinated Review
Record Extended to 8/14/17

Record Extended to 9/18/17.

ADDENDUM

A. ARCHITECTURAL REVIEWS

1. APPLICATION # 120687; GROVE AVENUE 3 LLC
RAISING OF AN EXISTING HOUSE
SCTM# 0100-227-04-066

Approved